

# \$479,900 - 4108 13 Avenue Ne, Calgary

MLS® #A2266084

**\$479,900**

4 Bedroom, 2.00 Bathroom, 959 sqft

Residential on 0.09 Acres

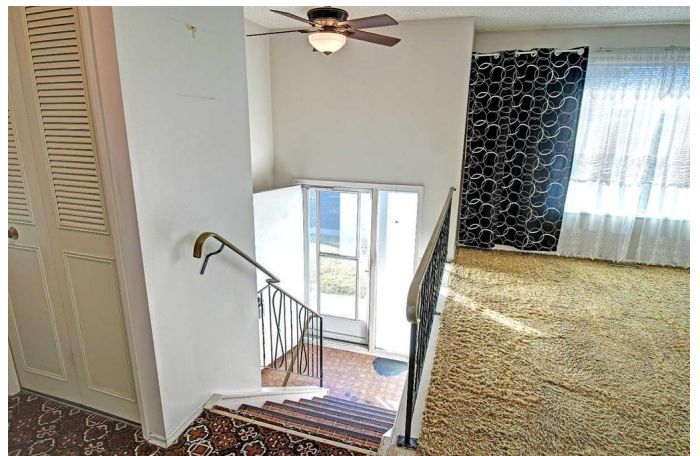
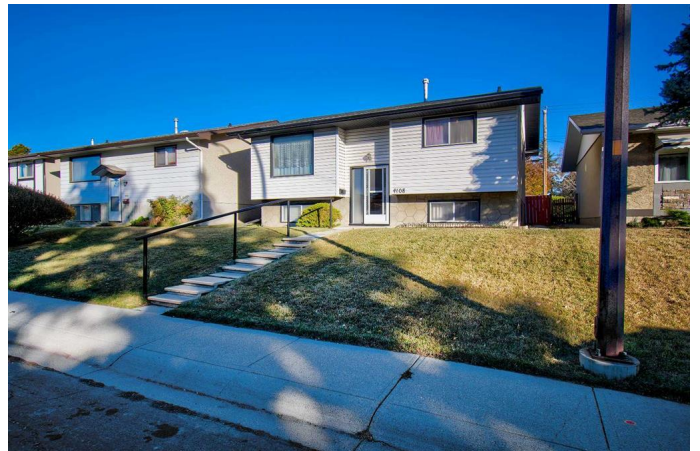
Marlborough, Calgary, Alberta

Great Starter or DownSizer in a "super location", makes this affordable Bi-Level a great alternative to paying rent! It has 2 Bedrooms up with a 4 piece bathroom & 2 bedrooms down with a 3 piece bathroom. All electrical outlets and switches have been upgraded with a complete "Professional" aluminum wiring upgrade, which brings it up to today's codes. A new meter & electrical box (200 amp being installed) make it perfect for future EV Charging & lots of power to go out back to a future garage. The paved Back alley is all that is between you and the kids playground, which is visible from the Dining area inside or from the large 17X8 deck. Alternatively, It has its own large, fenced, Backyard and the garden shed is included.

Built in 1972

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266084    |
| Price          | \$479,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 959         |
| Acres          | 0.09        |
| Year Built     | 1972        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4108 13 Avenue Ne |
| Subdivision | Marlborough       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 3J8           |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Parking Spaces | 2               |
| Parking        | On Street, None |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Ceiling Fan(s)               |
| Appliances        | Electric Stove, Refrigerator |
| Heating           | Forced Air, Natural Gas      |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full                         |

### **Exterior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Stucco, Vinyl Siding, Wood Frame, Mixed                                         |
| Foundation        | Poured Concrete                                                                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 4                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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